

AFFIDAVIT OF POSTING

ORDINANCE #189

STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
)
)
)
)
CITY OF WILSONVILLE)

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

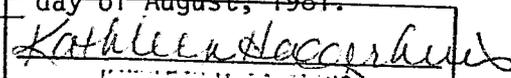
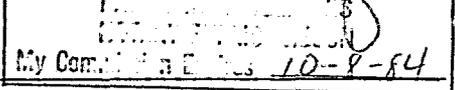
On the 29th day of July, 1981, I caused to be posted copies of the attached Ordinance #189, an ordinance sperading and levying preassessments on property benefited for the costs of constructing and improving the public roadway, installing water and sanitary swere lines, storm drains, electrical service, landscaping in the City Center of Wilsonville, and for the improvement project designated "City Center Roadway L.I.D. #2" and directing the recorder to give notice of final reassessment and enter a statement thereof in the docket of City liens as required by Ordinance #70, in the following four public and conspicuous places of the City, to wit:

WILSONVILLE POST OFFICE
WILSONVILLE CITY HALL
LOWRIE'S FOOD MARKET
KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 3rd day of August, 1981.


DEANNA J. THOM, City Recorder

Subscribed and sworn to before
me this 10th day of August, 1981.

NOTARY PUBLIC, STATE OF OREGON

My commission expires: _____

ORDINANCE NO. 189

AN ORDINANCE SPREADING AND LEVYING REASSESSMENTS ON PROPERTY BENEFITED FOR THE COSTS OF CONSTRUCTING AND IMPROVING THE PUBLIC ROADWAY, INSTALLING WATER AND SANITARY SEWER LINES, STORM DRAINS, ELECTRICAL SERVICE, LANDSCAPING IN THE CITY CENTER OF WILSONVILLE, AND FOR THE IMPROVEMENT PROJECT DESIGNATED "CITY CENTER ROADWAY L.I.D. #2"; AND DIRECTING THE RECORDER TO GIVE NOTICE OF FINAL REASSESSMENT AND ENTER A STATEMENT THEREOF IN THE DOCKET OF CITY LIENS AS REQUIRED BY ORDINANCE NO. 70.

WHEREAS, the City of Wilsonville did heretofore by Resolution No. CLXVII (167), adopt on May 18, 1981, A RESOLUTION TO INITIATE REASSESSMENT ON PROPERTY BENEFITED FOR THE COST OF CONSTRUCTING AND IMPROVING A PUBLIC ROADWAY, INSTALLING WATER AND SANITARY SEWER LINES, STORM DRAINS, ELECTRICAL SERVICE AND LANDSCAPING IN THE CITY CENTER OF WILSONVILLE AND FOR THE IMPROVEMENT PROJECT DESIGNATED "CITY CENTER ROADWAY L.I.D. #2"; AND DIRECTING THE CITY RECORDER TO PREPARE A PROPOSED REASSESSMENT; and

WHEREAS, pursuant to said Resolution, the City Recorder prepared proposed reassessment and placed it on file in the office of the Recorder; and

WHEREAS, the Recorder thereafter gave notice thereof by not less than four successive publications in the Wilsonville Times, said notice containing the contents as required in ORS 223.430; and

WHEREAS, the City Recorder, within five days after the date of first publication of the notice, did cause personal notice to be served to each owner as set forth in ORS 223.435; and

WHEREAS, the City Council conducted at the time and place appointed in said notices at a regularly scheduled meeting of the City Council at the Wilsonville City Hall, commencing at 7:30 p.m., on June 15, 1981, a hearing to hear objections, comments and public testimony with regard to the aforesaid reassessment and did continue the hearing to its next regularly scheduled Council meeting at the Wilsonville City Hall at the hour of 7:30 p.m., on July 6, 1981, to further hear and determine all objections filed under ORS 223.435; and

WHEREAS, it was determined that there have been transfers in ownership of affected property but that each new owner has received the aforesaid notices and has had opportunity to be heard in this matter and, further, that in hearing the objections it was determined that the total cost of the improvement should be reduced by deleting the amount of \$13,578.61, to be reimbursed to the property owners and, further, that the owners of the property at the time of the initiation of the petition for L.I.D. #2 had not formally requested that they be considered as an electrical utility service district thereby deleting from the costs of the L.I.D. those costs that would be otherwise attributable to actual furnishing of the electrical service as opposed to the installation of electrical utility facilities;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1: The City Council for the City of Wilsonville hereby determines, sets out and makes the following reassessment for City Center Roadway L.I.D. #2:

A. Costs

| | |
|---|---------------|
| Construction | \$218,574.99 |
| Legal Fees | \$ 4,731.68 |
| Engineering Fees | \$ 23,620.05 |
| Interest/First Interstate Bank through 7/17/81 at \$41.62 per diem | \$ 24,001.85 |
| Estimated interest/First Inter- state Bank from 7/18/81 to 10/19/81 | \$ 6,175.00 |
| Administrative costs | \$ 10,928.75 |
| Costs incurred by individual property owners of City Center LID # 2 | <u>602.96</u> |
| TOTAL COSTS: | \$288,635.28 |

B. Assessment Formula

All property owners shall pay for the total costs of the improvement, less an amount for additional work requirements along Wilsonville Road, as the percentage terms of acreage that their lands bears to the total acreage benefited by the property as further set forth in the Westech Engineering Report of September 12, 1977, revised December 2, 1977, as is on file in the office of the City Recorder. This shall be designated the first tier of assessment.

There shall be a second tier of assessment upon those owners of property abutting the additional work requirements along Wilsonville Road. This additional assessment shall be levied on the percentage in acreage an individual owner's land which abuts to Wilsonville Road bears to the total amount of acreage owned which is similarly affected and is further set forth in the aforementioned Engineer's report. The total cost of this additional work requirement along Wilsonville Road is \$20,241.69.

C. Reassessment of properties benefits.

1. Reassessment No. 1

Howard A. Pohrman, John R. Grossman, Harold J. Laswell, Fred A. Anderson, E. Jean Young, David S. Young, Sherilynn J. Young, Marlene A. Young Rifai

Tax Lot 200 in Section 14D

Tier 1 at 40.32% \$108,216.30

2. Reassessment No. 2

Howard A. Pohrman, John R. Grossman, Harold J. Laswell, Fred A. Anderson, E. Jean Young, David S. Young, Sherilynn J. Young, Marlene A. Young Rifai

Tax Lot 300 in Section 14D

Tier 1 at 4.8% \$ 12,882.89

3. Reassessment No. 3

Howard A. Pohrman, John R. Grossman, Harold J. Laswell, Fred A. Anderson, E. Jean Young, David S. Young, Sherilynn J. Young, Marlene A. Young Rifai

Tax Lot 405 in Section 14D

Tier 1 at 2.88% \$ 7,729.73

4. Reassessment No. 4

Wheatland Center (Oregon) Ltd., general partners: Skyland, Inc., Don Mala, President; Jack E. Kohl, Jr., and their assigns

Tax Lot 205 in Section 14D

Tier 1 at 4.75% \$12,748.70
Tier 2 at 4.75% \$ 961.48
\$ 13,710.18

5. Reassessment No. 5
- Wheatland Center (Oregon) Ltd., general partners: Skyland, Inc., Don Mala, President; Jack E. Kohl, Jr., and their assigns
- Tax Lot 400 in Section 14D
- | | | |
|-----------------|--------------------|--------------|
| Tier 1 at 6.49% | \$17,418.74 | |
| Tier 2 at 6.49% | <u>\$ 1,313.69</u> | \$ 18,732.43 |
6. Reassessment No. 6
- Wheatland Center (Oregon) Ltd., general partners: Skyland, Inc., Don Mala, President; Jack E. Kohl, Jr., and their assigns
- Tax Lot 402 in Section 14 D
- | | | |
|-----------------|------------------|--------------|
| Tier 1 at 4.41% | \$11,836.16 | |
| Tier 2 at 4.41% | <u>\$ 892.66</u> | \$ 12,728.82 |
7. Reassessment No. 7
- Wheatland Center (Oregon) Ltd., general partners: Skyland, Inc., Don Mala, President; Jack E. Kohl, Jr., and their assigns
- Tax Lot 406 in Section 14D
- | | | |
|-----------------|------------------|-------------|
| Tier 1 at 2.80% | \$ 7,515.02 | |
| Tier 2 at 2.80% | <u>\$ 566.77</u> | \$ 8,081.79 |
8. Reassessment No. 8
- Wheatland Center (Oregon) Ltd., general partners: Skyland, Inc., Don Mala, President; Jack E. Kohl, Jr., and their assigns
- Tax Lot 408 in Section 14D
- | | | |
|-----------------|------------------|--------------|
| Tier 1 at 4.41% | \$11,836.16 | |
| Tier 2 at 4.41% | <u>\$ 892.66</u> | \$ 12,728.82 |
9. Reassessment No. 9
- Wheatland Center (Oregon) Ltd., general partners: Skyland, Inc., Don Mala, President; Jack E. Kohl, Jr., and their assigns

Tax Lot 409 in Section 14D

Tier 1 at 3.84% \$10,306.31
Tier 2 at 3.84% \$ 777.27

\$ 11,083.58

10. Reassessment No. 10

Canoga Victory Association

Tax Lot 206 in Section 14D

Tier 1 at 16.70% \$44,821.73
Tier 2 at 49.82% \$ 10,084.41

\$ 54,906.14

11. Reassessment No. 11

Canoga Victory Association

Tax Lot 500 in Section 14D

Tier 1 at 7.50% \$20,129.52
Tier 2 at 22.38% \$ 4,530.09

\$ 24,659.61

12. Reassessment No. 12

Walter West

Tax Lot 407 in Section 14D

Tier 1 at 1.10% \$ 2,952.33
Tier 2 at 1.10% \$ 222.66

\$ 3,174.99

Section 2. Each piece or parcel of land as set forth above will be and is benefited by the construction of said improvement to the full extent of the amount set opposite each reassessment for each piece or parcel of land described above, and the respective amounts represent the proportion of benefits of said improvement to the respective parcels of property.

Section 3. The City Recorder of the City of Wilsonville is hereby directed to send notice of reassessment by registered or certified mail to all owners of the property now assessed, in accordance with the requirements of Section 10 of Ordinance No. 70; enter in the Docket of City Liens a statement of the amounts reassessed upon each of the above-described parcels of land, together with a description of the improvements, names of the owners and the date of this reassessment ordinance, as required by Section 15 of Ordinance No. 70. The assessed amount shall be payable over a term of 10 years in 20 equal semi-annual payments at a rate of 11.5 percent interest per annum on the unpaid balance. Notice of these final reassessments shall also be published in the Wilsonville Times, once a week for two consecutive weeks.

Section 4. This improvement for this Local Improvement District has been made for the benefit of those certain properties described above for the layout, construction and improvement of the public roadway, installing water and sanitary sewer lines, storm drains, electrical service, and landscaping in the City Center of Wilsonville and shall be designated City Center Roadway L.I.D. #2, extending from the north line of Wilsonville Road to join with Parkway Avenue as

more particularly described in Resolution No. C (100), adopted February 6, 1978, by the City of Wilsonville.

Submitted to the Council and read the first time at a regular meeting thereon on the 20th day of July, 1981, and continued for first reading scheduled for August 3, 1981, and scheduled for second reading at a regular meeting of the Council on the 17th day of August, 1981, commencing at the hour of 7:30 o'clock, P.M., at the Wilsonville City Hall.

Deanna J. Thom
Deanna J. Thom, City Recorder

ENACTED by the Council on the 17th day of August, 1981,
by the following votes: YEAS 4 NAYS 0.

Deanna J. Thom
Deanna J. Thom, City Recorder

DATED AND SIGNED by the Mayor this 27th day of August,
1981.

William H. Louie